081.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	729,000 /	729,000
USE VALUE:	729,000 /	729,000
ASSESSED:	729,000 /	729,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUEVE JOHN & TANCRELL C
Owner 2:	
Owner 3:	
Street 1:	31 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	316,000	5,600	407,400	729,000
Total Card	0.124	316,000	5,600	407,400	729,000
Total Parcel	0.124	316,000	5,600	407,400	729,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.23 | /Parcel: 403.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50205
GIS Ref	
GIS Ref	
Insp Date	10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 081.0-0002-0008.0

!6560!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,000	5600	5,400.	407,400	729,000	729,000	Year End Roll	12/18/2019
2019	101	FV	248,100	3800	5,400.	413,200	665,100	665,100	Year End Roll	1/3/2019
2018	101	FV	248,100	3800	5,400.	308,500	560,400	560,400	Year End Roll	12/20/2017
2017	101	FV	248,100	3800	5,400.	279,400	531,300	531,300	Year End Roll	1/3/2017
2016	101	FV	248,100	3800	5,400.	267,700	519,600	519,600	Year End	1/4/2016
2015	101	FV	234,600	3800	5,400.	227,000	465,400	465,400	Year End Roll	12/11/2014
2014	101	FV	234,600	3800	5,400.	215,300	453,700	453,700	Year End Roll	12/16/2013
2013	101	FV	234,600	3800	5,400.	204,900	443,300	443,300		12/13/2012

PRINT

Date	Time
12/10/20	21:19:11

LAST REV

Date	Time
07/31/19	15:04:50

apro

USER DEFINED

Prior Id # 1:	50205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY RICHARD	21657-66		1/3/1992		140,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2007	257	AbvGrd.	12,000			G8	GR FY08	
7/6/1993	299	Manual	12,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Missed Appt.	CC	Chris C
10/2/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Meas/Inspect	294	PATRIOT
1/12/2000	Meas/Inspect	264	PATRIOT
8/6/1993		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

COMMENTS

GAS FIRED WS FLUE OF=SINK IN BMT.

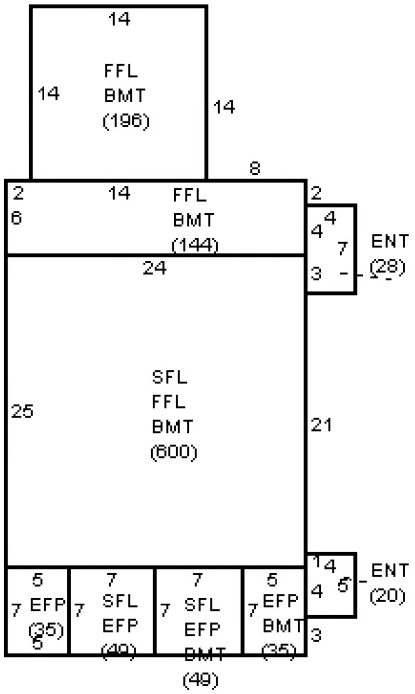
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30498099
Const Adj.:	0.99544507
Adj $ / SQ:	168.875
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429370
Depreciation:	113354
Depreciated Total:	316016

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.87
Special Features:	0	Val/Su Net:	111.15
Final Total:	316000	Val/Su SzAd	197.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,024	57.250	58,623
FFL	First Floor	940	168.870	158,742
SFL	Second Floor	663	168.870	111,981
EFP	Enclos Porch	168	43.230	7,263
ENT	ENTRY	48	26.280	1,261

Net Sketched Area:	2,843			Total:	337,870
Size Ad	1603.1	Gross Are	2878	FinArea	1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	GD	1930	27.63	T	30	101			3,800			3,800
8	Pool A-O	D	Y	1	24	A	AV	2000	50.52	T	15.2	101			1,000			1,000
19	Patio	D	Y	1	16X17	A	AV	1997	3.63	T	17.6	101			800			800

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

PARCEL ID

081.0-0002-0008.0

IMAGE

AssessPro Patriot Properties, Inc